

# HIGHWOOD LODGE

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*'Highwood Lodge is an exceptional residential estate remarkably positioned just 9 miles north of Central London.'*



# HIGHWOOD LODGE

HIGHWOOD HILL | MILL HILL | LONDON | NW7 4HB

Totteridge London Underground 3 miles (22 minutes to Euston) | Mill Hill Main Line Station 1½ miles | M1 (Junction 2) 2 miles | M25 (Junction 23) 5.3 miles | Elstree Private Aerodrome 6 miles | Mayfair 9 miles | M25 (Junction 23) 5.3 miles | Luton & Heathrow 25 Miles  
Luton International Airport 23.7 miles | London Stansted International Airport 37.8 miles  
(Distances and times are approximate)

*‘A rare residential and equestrian estate uniquely situated within a London postcode’*

Unlisted period manor house with 5 receptions rooms | Principal bedroom suite | 6 bedrooms | 5 bathrooms | Offices  
Conservatory | Boot room | Wine cellar | Dog shower room

1 bed staff flat | Lodge cottages

Garages | Pool house with indoor pool and solar panels | Tennis court

Formal gardens with ponds and circular fruit garden designed as a cart wheel | Impressive tree lined drive-way

Equestrian facilities including 14 stables | Groom accommodation | Horse walker

Pasture paddocks with water

**In all about 15.86 acres (6.40 hectares)**

**Available as a whole or in two lots**

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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

## SUMMARY

Highwood Lodge is an exceptional residential estate remarkably positioned just 9 miles north of Central London. This property offers the unique combination of country living within a London postcode. It features a superb unlisted manor house

interior designed as a country house, surrounded by formal gardens and accessed through a private tree-lined drive. In addition, the estate comprises 5 cottages and flats, an indoor swimming pool, a pool house, and a tennis court.

The impressive equestrian facilities include 14 loose boxes, accommodation for grooms, a horse-walker, 8.7 acres of pasture paddocks, in total extending to 15.86 acres.



## SITUATION

The property is situated in the desirable and affluent neighbourhood of Mill Hill in North London. Nestled within a picturesque countryside setting, offering a sense of tranquillity and privacy while benefiting from the amenities and excellent transport links of London.

Mill Hill Village exudes a traditional village ambiance, complete with a village green and a local cricket club. The main shopping area, known as the Broadway, bustles with independent shops and restaurants. The property is conveniently located approximately 1.4 miles from Mill Hill Broadway Overground Station, which provides Thameslink services to St Pancras in under 30 minutes and to Luton International Airport in under 40 minutes. Additionally, it is approximately 2.2 miles from Mill Hill East Underground Station, granting access to central London (9 miles) via the Northern line within 45 minutes. The A1 and M1 highways provide routes to the north, while the A1 and A41 connect southward to central London.

Schools in the vicinity are highly regarded and offer excellent educational opportunities. They include Mill Hill School, Belmont, Grimsdell, the Mount, Eton College, Harrow, St Paul's School, and Westminster School.



## HISTORY

Highwood Lodge Farm Estate began its transformation into a substantial estate in the mid-1600s. A survey conducted in 1754 documented a complex of buildings on the property. Over the centuries, the estate changed hands and was inhabited by notable individuals. These included Mary Ann Porter, a renowned actress (occupying from approximately 1730 to 1765), William Brodie Gurney, a shorthand writer and philanthropist (occupying from 1817 to 1825), Major General George MacDonogh (occupying from 1920 to 1933), who had an illustrious and decorated military career, and Sir Frederick Aked Sellers, a former Lord Justice of Appeal and Privy Councillor (occupying from 1937 until his death in 1979).

Maps from 1898 depict the property's layout similar to its current configuration, but around 1900, the house underwent a complete reconstruction in the Gothic style.

The present owners have resided on the estate since 1995 and have undertaken substantial improvements over the past 27 years. These include remodelling of the house to its present form, the design and landscaping of formal gardens, the remodelling of the indoor swimming pool, and the development of extensive equestrian facilities. Historically, these facilities served as a highly successful race training yard and have more recently been utilized for equestrian events and polo.

The owners have been consciously committed to enhancing the estate's natural capital. They have rebuilt the soil quality through regenerative farming practices, planted over 6,000 trees, and established one and a half miles of hedgerow, all aimed at supporting the estate's natural biodiversity and ecosystem.

# HIGHWOOD LODGE

An avenue of Lime trees line an impressive driveway that sweeps up from the south, from Highwood Hill and passing through the estate parkland and formal gardens. The charming unlisted principal house sits in an elevated position within mature gardens, providing a beautiful setting. Constructed of brick rendered under slate roofs, Highwood Lodge is a substantial residence spanning 8,127 sq ft. It offers wonderful family accommodation across four floors, including a staff flat.

The main entrance stair hall leads into the impressive large Drawing room through double doors. This room serves as the central reception area of the house and features a double-height ceiling, a large marble fireplace, ornate plasterwork,

and panelling. Abundant natural light fills the room through the double-height windows and the adjacent south-east facing conservatory at the rear, which provides direct access to the terrace and gardens beyond. Adjacent to the Drawing room are the formal Study and the formal double-aspect Dining room, which showcases linen lined walls, a large wood-burning stove under a marble mantle and offers views of the terrace and gardens.

The entrance hall also provides access to a rear reception room with a connection to the terrace and the kitchen. The Kitchen/Breakfast room offers ample space for everyday informal dining, cooking, and storage, with wall cabinets, fitted units, and integrated ovens and hobs.

On the lower ground floor there is a large secondary kitchen and reception room featuring a grand marble mantelpiece and French doors that lead directly out to the gardens. This area provides additional space for entertaining and receptions.

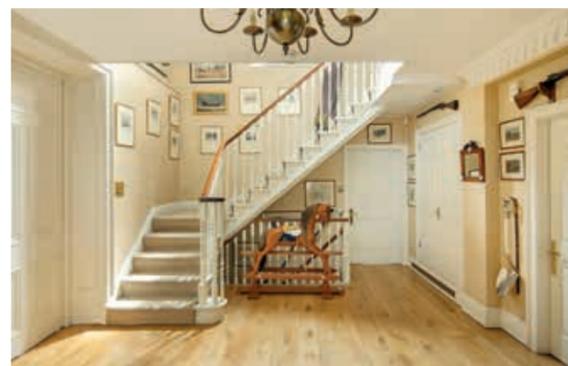
From the kitchen, stairs lead down to the service area on the lower ground floor, which includes a utility room, wine cellar, boot room, dog room with a dog shower, boiler room, stores, and a secondary office.

A secondary staircase from the entrance hall exclusively accesses the Principal bedroom suite on the first floor. This double-aspect bedroom boasts linen lined walls, an ornate fireplace, a spacious dressing room, and an en-suite bathroom with

double basins, a bath, and a separate shower.

The main staircase from the hall leads to the first-floor accommodation, which comprises three bedrooms, two of which are en-suite and equipped with built-in wardrobes, along with a family bathroom.

On the second floor, there are two additional bedrooms, a family bathroom, and a large room within the loft space that is currently used for storage but could be re-purposed as a seventh bedroom. This room offers access to a south-east facing roof terrace, providing sweeping views of the gardens and parkland beyond.







### HIGHWOOD LODGE

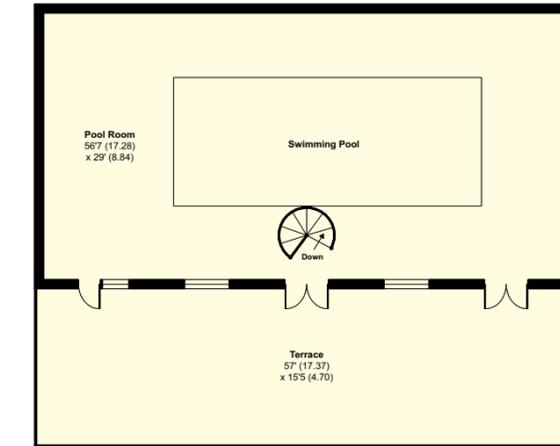
**Approximate Gross Internal Floor Area:**

Highwood Lodge - 8,127 sq ft / 755 sq m  
(Includes Staff Flat and excludes void)

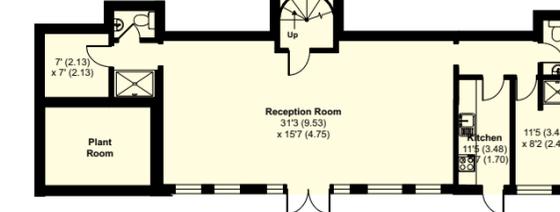
*For identification only, not to scale.*



### HIGHWOOD LODGE POOL HOUSE



Pool House - Ground Floor



Pool House - Lower Ground Floor

**Approximate Gross Internal Floor Area:**

Pool House - 2,471 sq ft / 229.5 sq m

*For identification only, not to scale.*

### HIGHWOOD LODGE COTTAGES

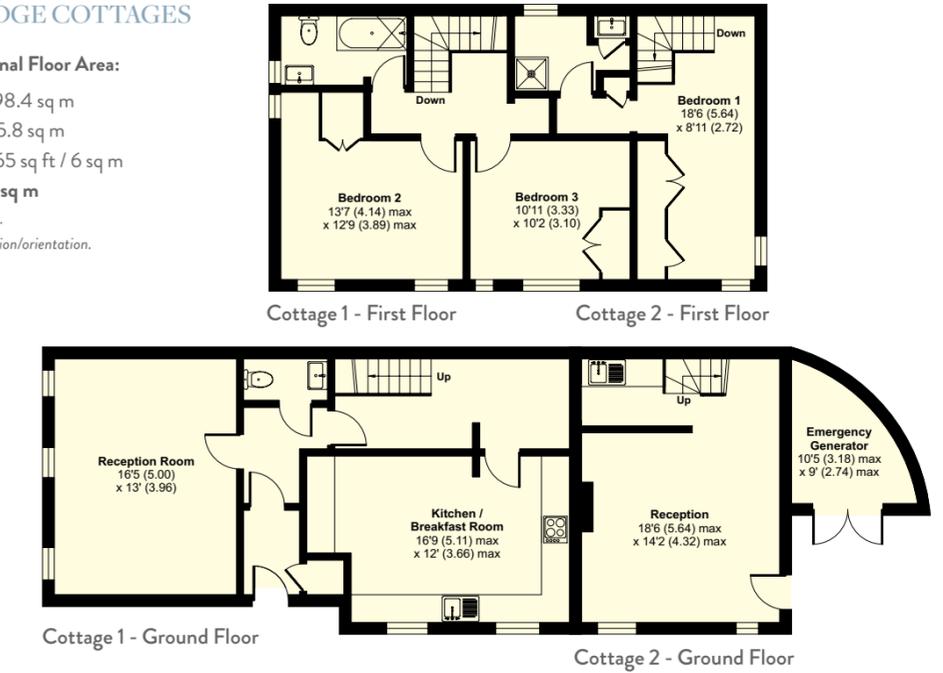
**Approximate Gross Internal Floor Area:**

Cottage 1 - 1,060 sq ft / 98.4 sq m  
Cottage 2 - 494 sq ft / 45.8 sq m  
Emergency Generator - 65 sq ft / 6 sq m

**Total - 1,619 sq ft / 150.2 sq m**

*For identification only, not to scale.*

*Buildings not shown in actual location/orientation.*

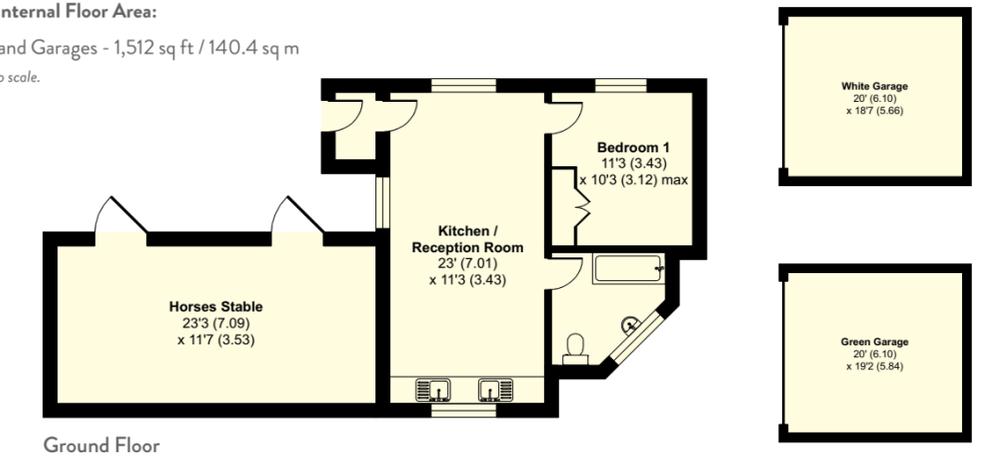


### GROOM FLAT AND STABLES

**Approximate Gross Internal Floor Area:**

Groom Flat, Stables and Garages - 1,512 sq ft / 140.4 sq m

*For identification only, not to scale.*



## HIGHWOOD LODGE FLAT

Adjoining the house on the lower ground floor but accessed separately from the front and rear of the house is a flat. Ideally suited for staff, the

accommodation includes a kitchen, reception room, bedroom with storage, bathroom, cloakroom and a utility room.

## HIGHWOOD LODGE COTTAGES

Located at the rear driveway of the house, the charming two-storey lodge (with a single-storey extension) has been divided into two cottages. Cottage 1 comprises a reception room, kitchen, breakfast room, and cloakroom on the ground floor, while the first floor offers two bedrooms

and a bathroom. Cottage 2 features a reception room with a kitchenette on the ground floor, and a bedroom and bathroom on the first floor.

Adjoining the lodge is the plant and machinery house designated for the backup/emergency generator.



Garage



Highwood Lodge Cottages

## GARDENS AND GROUNDS

The landscaped gardens at Highwood Lodge provides a wonderful backdrop to the house. Stone steps descend from the front terrace and connect the house to the formal gardens below. These south east facing gardens feature a paved walkway through an avenue of olive trees, adjacent meticulously crafted box topiary with a central fountain. A raised pond feeds into a central stepped canal pond, flanked by intricately sculpted topiary and expansive lawns. The gardens benefit from an irrigation system, are flood lit and there is extensive CCTV together with sophisticated alarm system.

The garden gently slopes from the house towards two sizable ponds, teeming with diverse birdlife. The top pond feeds into the lower pond which features a raised walkway over it.

Within the gardens, there is a productive fruit and vegetable garden, designed as a cart-wheel, boasting apricot, peach, and pear trees, as well as

multiple greenhouses, potting sheds and a tree house.

The boundaries of the house and gardens benefits from a natural screen of mature broadleaf and coniferous trees, hedges and thoughtfully planted borders.

The pool house is an attractive two-storey building, spanning 2,471 sq ft. One unique feature is that the swimming pool, with a built in electronic cover, is located on the upper floor, while the lower ground floor houses the ancillary accommodation. The lower ground floor comprises a spacious reception room, a kitchen, two changing rooms with showers, and the plant room. Additionally, solar panels are installed on the roof. The pool house leads out onto the recently refurbished outdoor tennis court which is well screened from the gardens and house by mature hedging.





Pool House





## EQUESTRIAN FACILITIES

The equestrian yard has been thoughtfully incorporated within the house grounds, situated in proximity to the house for convenience while strategically concealed by mature hedges and trees. Accessible from both the principal drive and the back drive, the yard features 14 loose boxes, tack rooms, feed rooms, and a 5-horse horse-walker. Additionally, there is dedicated groom's accommodation within the yard, comprising an open-plan kitchen and reception room, one bedroom, and one bathroom.

Further land is available by separate negotiation which includes a floodlit and boarded outdoor arena of Olympic size, boasting a sand surface suitable for dressage, show jumping, and polo. Adjacent to the arena, there is a viewing platform and hut for spectators.

The additional land also includes a six-furlong gallop and a cross-country course, designed by Captain Mark Phillips.

## FARMLAND

The gently rolling farmland comprises 79 acres of Grade 3 pasture land which is used for grazing horses, livestock and for hay production. The land is split into post and rail paddocks, each with water supply.

The owners have been consciously committed to enhancing the estate's natural capital. They

have rebuilt the soil quality through regenerative farming practices, planted over 6,000 trees, and established one and a half miles of hedgerow, all aimed at supporting the estate's natural biodiversity and ecosystem. There are 7 acres of woodland across the estate.



# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## TENURE AND POSSESSION

Vacant possession will be given upon completion.

## SOLICITORS

RMPI LLP, 15-16 Brook's Mews, London W1K 4DS

## LOCAL AUTHORITIES

Borough Council: Barnet London Borough  
(<https://www.barnet.gov.uk/>).

## DATA ROOM

Further information about the Highwood Lodge Farm Estate can be found in the data room. Please contact the Savills agents should you wish to access this information.

## MINERALS, SPORTING AND TIMBER RIGHTS

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

## SERVICES

All residential properties benefit from mains electricity, mains water supply and mains drainage. Each residential property has gas central heating and is connected to broadband. The Groom's accommodation is serviced by private drainage.

## ENERGY PERFORMANCE CERTIFICATE RATINGS AND COUNCIL TAX

Property	EPC Rating	Council Tax Band
Highwood Lodge	E	H
Highwood Lodge Flat	D	-
Highwood Lodge Cottage	E	F
Flat above garage	D	-
The Pool House	D	-

## PLANNING

Highwood Lodge is not listed. The Estate is offered subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions and planning charges which may be or come into force. The purchaser will be deemed to have full knowledge of these and satisfied themselves as to the effects that such matters have on the property.

## STATUTORY DESIGNATIONS

The whole estate is situated within the Metropolitan Green Belt.

## BASIC PAYMENT SCHEME (BPS)

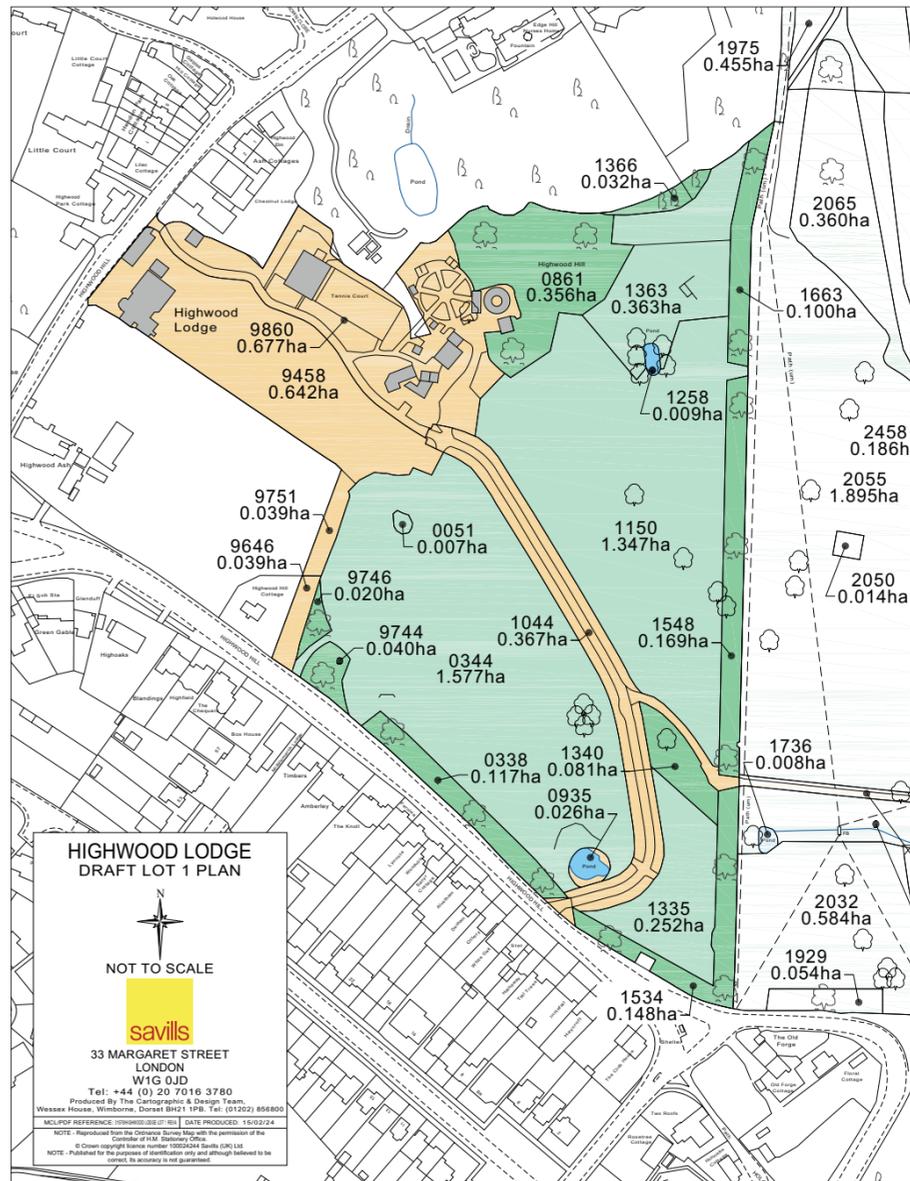
The farmland is registered with the Rural Payments Agency. No BPS entitlements are included in the sale. The de-linked payments will be retained by the Vendor.

## VAT

In the event that the sale of the property, or part of it or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the purchase price.

## FIXTURES AND FITTINGS

Garden statuary, light fittings and other removable fittings are not included in the sale, although some may be available by separate negotiation.



## EASEMENTS, COVENANTS, RIGHTS OF WAY AND RESTRICTIONS

The Estate is sold subject to (and with the benefit of) all rights of way, services, light or support and all other easements, quasi-easements and wayleaves affecting the Estate, as well as all local land charges and other actual or prospective rights (including restrictive covenants) or obligations whether public or private affecting or benefitting the Estate unless expressly reserved to the seller. There are no public rights of way that cross Highwood Lodge.

## EMPLOYEES (TUPE)

The purchasers will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations. Details of current employees are available from Savills.

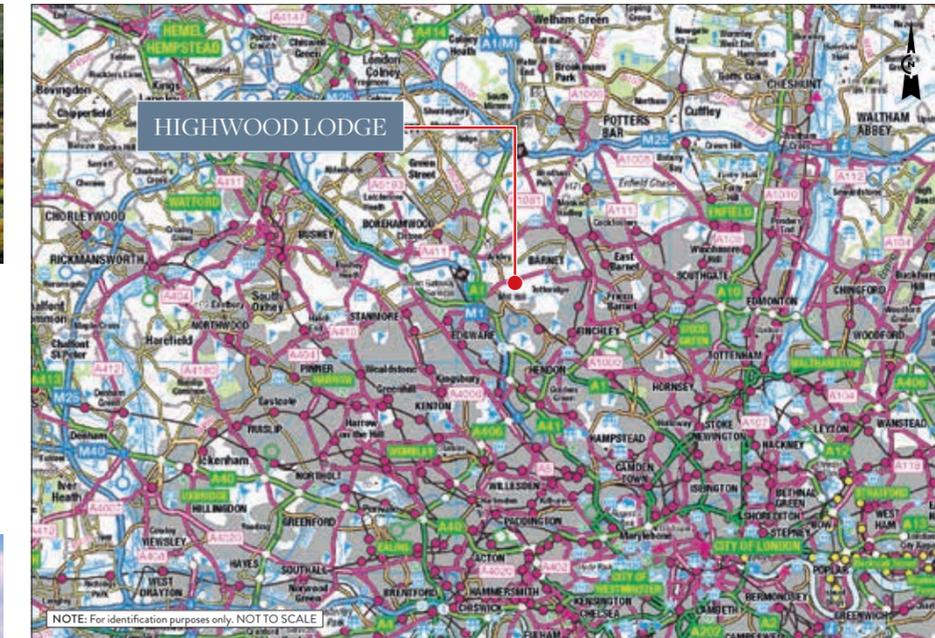


## DIRECTIONS AND POSTCODE

Postcode: NW7 4HB  
What3Words for the entrance gates of the principal drive: ///blast.icon.stir

## VIEWINGS

All viewings must be accompanied and arranged through Savills or Statons.



## IMPORTANT NOTICE

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Date of photos: May 2023 | Date of particulars: March 2024.

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Savills London - National Farms & Estates  
Louisa Batterbury  
[Louisa.batterbury@savills.com](mailto:Louisa.batterbury@savills.com)  
+44 (0)20 7016 3784

Savills London - Private Office  
Crispin Holborow  
[Cholborow@savills.com](mailto:Cholborow@savills.com)  
+44 (0)20 7409 8881

[www.savills.co.uk](http://www.savills.co.uk)

Statons Totteridge Office - Prime Sales  
Paul Brown  
+44 (0)20 8445 3694  
+44 (0)7867 510540

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